

In essence, the codes have been created to ensure design features similar to those seen at Watters Creek in Allen, West Village in Dallas, and Legacy Town Center in Plano. However, this would really be a first-of-its-kind development in the DFW Metroplex because of its access to light rail and two major highways. It would also have tight development standards. Better examples for what is being proposed would be Reston Town Center in Reston, Virginia; City Place in West Palm Beach, Florida; and Atlantic Station in Atlanta, Georgia.

In order to ensure such a development, the property owners have requested to rezone the land to a Planned Development District that would be governed by a Form-Based Code. Such codes provide strict guidance that the City would use to regulate high-quality development and responsible traffic management. In exchange, the owners of the property would be allowed to mix commercial and residential uses on the same property, increasing its overall appeal to potential mixed-use developers.

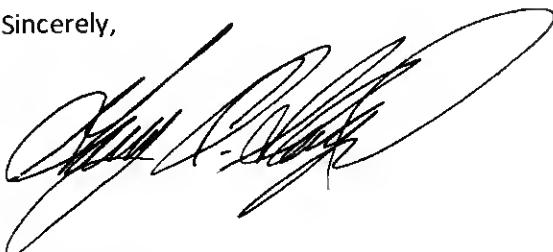
The City Council is very interested in looking at this rezoning application because of the economic opportunities and excitement that such a development could create. It may provide the chance to establish the type of retail and commercial attractions our community has desired for a long while. Such a development would also help Richardson attract and retain corporate citizens that like to be located near mixed-use developments because such an environment helps promote employee recruitment and retention.

Because of everything that is at stake, the City Council will not be taking this decision lightly, and we would like as much community input as possible. It is important to make the right decisions now to ensure Richardson gets the type of development that will support our role in the DFW Metroplex as a research, development, education and, now, a retail hub. We have a lot of work ahead, and I encourage you to contact me, or any of the City Council members, with your thoughts on this proposal.

The next public hearing on the rezoning requests will be held Monday, January 17 at 6 p.m. in the City Council Chambers located at City Hall at 411 West Arapaho Road. In the meantime, to further explain the proposed development, and provide history on the studies done on this portion of our community, we have created a website that has information about Transit-Oriented Developments in general. A link to the site is available on the City's home page, located at www.cor.net. We hope you find it useful.

The City Council and I thank you for your attention to this important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary A. Slagel", with a large, stylized flourish at the end.

Gary A. Slagel
Mayor